

FOR SALE

New Oregon Community Credit Union Bank Building



840 NW 9th Street, Corvallis, OR 97330

This beautiful (new construction 2024) financial services building(OCCU) is located on NW 9th Street in Corvallis, Oregon. The building consists of 2,560 sq. ft. in a single-story building situated on .25 acres and includes a double drive-through for teller and ATM service. This contemporary building has a prominent exterior presence on Corvallis's main retail corridor near Oregon State University, Linn Benton Community College (Corvallis branch), Corvallis High School, and Samaritan Health Services Administration offices. This building represents one of the nicest professional service buildings in Corvallis. The interior layout is efficient in its design, with high end surfaces utilized throughout the building. Exterior finishes include brick, stucco, and many windows. This property provides ample parking and excellent access and exposure to 9th Street. OCCU has 14 branches, \$3.4 billion in assets and over 260,000 members. They are the 3rd largest credit union in Oregon.

PRICE: \$2,916,000

- Cap Rate: 4.0 %
- Lease Term: 10 year with three 5 year options
- Nondisclosure Agent required for financial information

Dale Kern, Broker

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EXTERIORS

